

GOVERNMENT OF ANDHRA PRADESH

**ABSTRACT**

Town Planning – Narasaraopet Municipality - Change of land use from Public and Semi Public use zone to Commercial use in T.No.715/1 at S.K.R.B.R.Junior College, Narasaraopet to an extent Ac.2.90 cents and deletion of 40 feet wide Master Plan road passing through the site - Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

**G.O.Ms.No. 364**

**Dated the 23<sup>rd</sup> day of August, 2010.**

Read the following:-

1. G.O.Ms.No.489 MA., dated 7.8.1993.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.2696/2010/G, dated 15.4.2010.
3. Govt. Memo. No.6858/H1/2010-1, Municipal Administration and Urban Development Department, dated 31.5.2010.
4. From the Commissioner, Narasaraopet Municipality, Letter Roc.No.617/2010/G1, dated 29.6.2010.
5. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.2696/2010/G, dated 17.7.2010.
6. Government Memo. No.6858/H1/2010-2, Municipal Administration and Urban Development Department, dated 23.7.2010.
7. From the Commissioner of Printing, A.P., Extraordinary Gazette No.381, Part-I, dated 27.7.2010.

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**ORDER:**

The draft variation to the Narasaraopet General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.489 MA., dated 7.8.1993 was issued in Government Memo. No.6858/H1/2010-2, Municipal Administration and Urban Development Department, dated 23.7.2010 and published in the Extraordinary issue of A.P. Gazette No.381, Part-I, dated 27.7.2010. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter 17.7.2010 has stated that the Commissioner, Narasaraopet Municipality has informed that the applicant has paid an amount of Rs.70,500/- (Rupees seventy thousand five hundred only) towards development charges as per G.O.Ms.No.158., MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**T.S.APPA RAO,  
PRINCIPAL SECRETARY TO GOVERNMENT (UD).**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Guntur.

The Municipal Commissioner, Narasaraopet Municipality, Guntur District.

Copy to:

The individual through the Municipal Commissioner, Narasaraopet Municipality, Guntur District.

The District Collector, Guntur District.

SF/SC.

//FORWARDED::BY ORDER//

SECTION OFFICER

**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Narasaraopet Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.381, Part-I, dated 27.7.2010 as required by clause (b) of the said section.

**VARIATION**

The site in T.No.715/1 at S.K.R.B.R.Junior College, Narasaraopet Municipality to an extent Ac.2.90 cents, the boundaries of which are as shown in the schedule below and which is earmarked for Public and Semi Public use zone in the General Town Planning Scheme (Master Plan) of Narasaraopet Town sanctioned in G.O.Ms.No.489 MA., dated 7.8.1993 is designated for Commercial use by variation of change of land use as marked "ABC&D" and to delete 40 feet wide Master Plan road (**D1- C1**) passing through the site as shown in the revised part proposed land use map GTP No.03/2010/G, which is available in Municipal Office, Narasaraopet Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall obtain prior approval from the competent authority for any development in the proposed site.
8. The applicant shall pay 14% of proportionate open space cost to the Narasaraopet Municipality.
9. The applicant shall obtain No Objection Certificate from the Education Department.
10. Any other conditions as may be imposed by the competent authority.

**SCHEDULE OF BOUNDARIES**

North : S.K.R.B.Reddy Junior College site.  
East : Existing Nala and Commercial and Residential areas.  
South : Existing 100 feet wide Palnadu Road.  
West : Existing 100 feet wide Bye-pass road and existing Nala.

**T.S.APPA RAO,  
PRINCIPAL SECRETARY TO GOVERNMENT (UD).**

SECTION OFFICER